

AUSTRALIAN CAPITAL TERRITORY BUSINESS INDICATORS, NOVEMBER 1995

SUMMARY OF FINDINGS

The November 1995 issue of *ACT Business Indicators* sees the introduction of trend series number of dwelling units financed and original room occupancy rates. From November issue the price index of house building materials will no longer be included. Series updated since the October 1995 issue are: labour force, industrial disputes; housing finance, building approvals, building commencements, engineering construction; consumer price index; retail turnover; tourist accommodation; and new motor vehicle registrations.

Notable movements in this issue include:

- The ACT showed the lowest trend unemployment rate of all the States and Territories in October 1995 with 6.5% of the labour force unemployed. This rate was also the lowest rate reported in the ACT since June 1991 when it also stood at 6.5 %.
- The trend number of dwelling units financed in the ACT during August 1995 increased by 6.0% from July 1995, the fourth consecutive monthly rise since April. The trend estimate for the value of commitments in the ACT in August 1995 was \$76.1 million, an increase of 4.2% on the previous month.
- The trend for the total number of dwelling units approved in the ACT in September 1995 rose by 3.3%, the first positive increase since September 1994. Nationally the trend total number of dwelling units approved fell by 2.0% over the period.
- The number of new residential housing commencements in the ACT fell by 4.6 % in the June quarter 1995 to 314 with a corresponding fall of 7.2% in the value of commencements. The value of non-residential commencements increased by 7.9% thus reducing the overall fall in the value of building commencements in the quarter to 5.4%.
- The value of engineering construction work done in the ACT during the June quarter 1995 was \$38.6 million, an increase of 12.2% on the March quarter 1995 estimate of \$34.4 million, but 8.3% below the level recorded in the June quarter 1994.
- The All groups CPI for Canberra increased by 1.3% between the June and September quarters 1995, resulting in an annual increase of 5.8%. Contributing most to the overall increase this quarter were vehicle insurance, local government rates and charges and mortgage interest charges. The weighted average of the eight capital cities increased by 1.2 % in the September quarter 1995 and 5.1% over the year.
- Growth in the trend estimate of retail turnover in the ACT grew by only 0.1% in September 1995. Increases in the clothing and soft good and food retailing industry groups were offset by decreases in the hospitality and services, household good retailing and department store industry groups. Nationally the trend estimate increased by 0.5% on the August 1995 figure.
- The room occupancy rate for hotels, motels and guest houses in the ACT fell by 2.1% to 64 % in June quarter 1995. The June quarter 1995 occupancy rate was 3.2% higher than that reported for June quarter 1994. Nationally the room occupancy rates showed a 3.4% decline from the previous quarter and a 3.7% increase on the June quarter 1994 figure.
- The trend estimate for new motor vehicle registrations for the ACT in September 1995

INQUIRIES

- *for further information about statistics in this publication and the availability of related unpublished statistics, contact Leonie Peadon on Canberra (06) 207 0286 or any ABS State office.*
- *for information about other ABS statistics and services, please contact Information Services on Canberra (06) 252 6627, or 252 6007 or any ABS State office.*

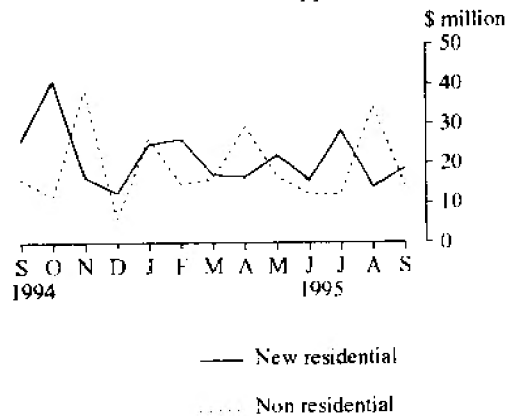
was 983, a fall of 2.5% from August 1995, but 7.2% higher than for September 1994. Nationally trend estimates in September 1995

were 2.0% lower than the previous month and 1.3% lower than the September 1994 figure.

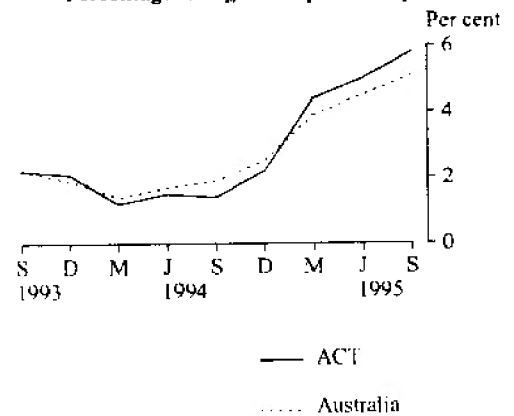
Dalma Jacobs
Statistician Australian Capital Territory

SELECTED BUSINESS INDICATORS

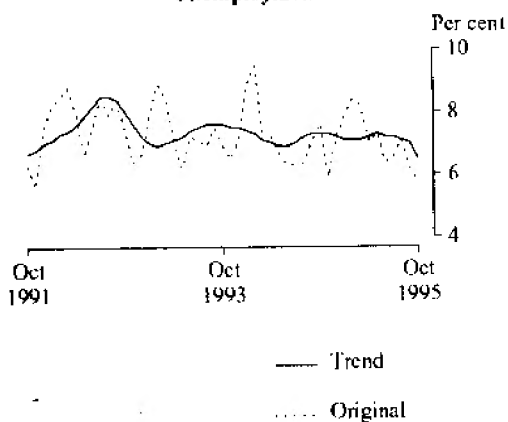
BUILDING APPROVALS
Total value of approvals



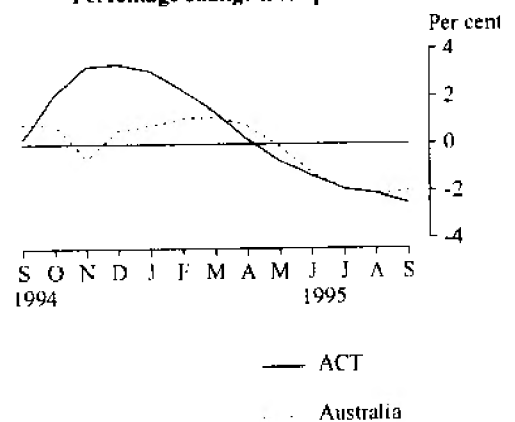
CONSUMER PRICE INDEX - ALL GROUPS
Percentage change from previous quarter



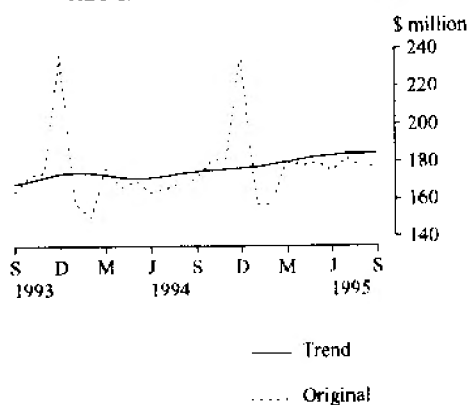
ACT LABOUR FORCE
Unemployment rates



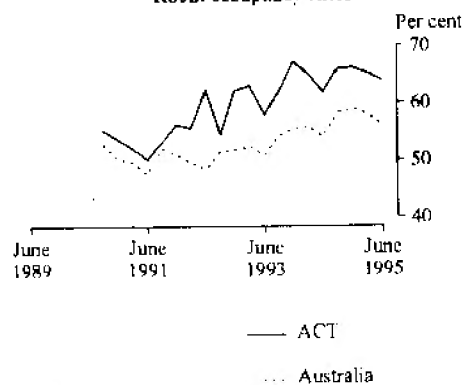
NEW MOTOR VEHICLE REGISTRATIONS - TREND
Percentage change from previous month



RETAIL TURNOVER - ALL GROUPS



HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES
Room occupancy rates



**TABLE 1. AUSTRALIAN BUSINESS EXPECTATIONS: SALES,
DECEMBER QUARTER 1995/SEPTEMBER QUARTER 1996
EXPECTED AGGREGATE CHANGE
(per cent)**

Period	Australian Capital Territory	Australia
Short-term		
Sept. qtr 1994-Dec. qtr 1994	1.1	3.6
Dec. qtr 1994-Mar. qtr 1995	-1.3	-0.5
Mar. qtr 1995-June qtr 1995	5.2	1.4
June qtr 1995-Sept. qtr 1995	0.8	1.3
Sept. qtr 1994-Dec. qtr 1995	2.0	2.1
Medium-term		
Sept. qtr 1994-Sept. qtr 1995	1.5	2.9
Dec. qtr 1994-Dec. qtr 1995	3.5	3.3
Mar. qtr 1995-Mar. qtr 1996	3.0	3.0
June qtr 1995-June qtr 1996	-0.8	2.3
Sept. qtr 1995-Sept. qtr 1996	3.1	3.4

TABLE 2. AUSTRALIAN CAPITAL TERRITORY BUSINESS INDICATORS, NOVEMBER 1995

Indicator	Unit	Australian Capital Territory			Australia		
		Latest figure	Change from	Change from	Latest figure	Change from	Change from
			previous period (%)	same period previous year (%)		previous period (%)	same period previous year (%)
POPULATION, VITAL AND LABOUR							
POPULATION, March qtr 95	'000	303.9	0.8	1.2	18 000.5	0.4	1.1
Natural increase	no.	841	6.7	- 1.2	36 667	10.2	1.4
Net migration	no.	1 384	- 325.0	- 6 390.9	31 992	263.6	63.7
Total increase	no.	2 225	1 186.1	168.4	68 659	63.2	23.3
LABOUR FORCE, October 95							
Original series							
Employed	'000	158.8	- 1.7	3.9	8 262.8	- 0.9	2.8
Unemployed	'000	9.7	- 8.5	- 23.0	738.9	- 3.2	- 1.9
Unemployment rate(a)	%	5.8	- 0.4	- 1.8	8.2	- 0.2	- 0.4
Participation rate(a)	%	72.9	- 1.7	0.6	63.4	- 0.8	0.6
Long-term unemployed (September 95)	no.	2 206	- 11.5	- 17.7	234 114	5.4	- 20.2
Long-term unemployed as percentage total unemployed (September 95)(a)	%	20.8	0.2	- 1.9	30.7	- 0.1	- 4.6
Trend series							
Employed	'000	160.5	0.4	3.8	8 254.0	- 0.1	3.0
Unemployed	'000	11.1	- 3.5	- 9.0	769.9	0.9	- 5.4
Unemployment rate(a)	%	6.5	- 0.2	- 0.8	8.5	—	- 0.7
Participation rate(a)	%	74.3	0.1	1.4	63.6	- 0.1	0.5
JOB VACANCIES, August 95	'000	0.8	- 35.2	- 65.6	62.0	15.5	- 9.8
INDUSTRIAL DISPUTES IN PROGRESS, July 95							
Working days lost	'000	—	—	- 100.0	35.9	- 8.2	0.3
Days lost per '000 employees (year ended July 95)	no.	5	- 16.7	- 93.3	85	- 1.2	6.3
BUILDING AND CONSTRUCTION							
HOUSING FINANCE, August 95							
Secured commitments to individuals for							
Original series							
Construction of dwellings	\$m	8.9	27.1	6.0	579.7	6.9	- 25.1
Purchase of new dwellings	\$m	9.7	11.5	- 51.3	191.0	4.2	- 16.9
Purchase of established dwellings	\$m	54.6	27.0	22.7	2 986.5	5.2	- 2.3
Total housing commitments	\$m	80.4	6.3	- 11.6	3 757.2	5.4	- 7.5
Seasonally adjusted series							
Total housing commitments	\$m	75.5	- 7.9	- 12.8	3 293.9	- 10.8	- 7.8
Trend series							
Dwelling units financed	no.	801	6.0	- 17.8	36 974	2.0	- 13.3
Total housing commitments	\$m	76.1	4.2	- 20.2	3 536.2	1.0	- 8.5
BUILDING APPROVALS, September 95							
Original series							
Dwelling units	no.	18.0	47.5	- 31.8	11 068	- 5.0	- 39.4
Value of new residential	\$m	18.7	33.6	- 27.5	1 079.2	- 1.9	- 32.2
Value of residential alterations and additions	\$m	4.7	- 23.0	- 40.5	203.2	2.8	- 21.2
Value of non-residential	\$m	14.4	- 58.4	- 10.6	864.7	- 22.5	53.4
Value of total building	\$m	37.9	- 30.7	- 23.7	2 147.2	- 11.0	- 11.0
Trend series							
Dwelling units	no.	158	3.3	- 44.6	10 659	- 2.0	- 35.1
BUILDING COMMENCEMENTS, June qtr 95							
New houses	no.	314	- 4.6	- 14.7	24 591	1.1	- 26.6
Value of houses commenced	\$m	35.9	- 7.2	- 17.1	2 486.8	4.8	- 21.0
Value of non-residential building commenced	\$m	59.9	7.9	19.3	2 336.2	- 18.3	- 7.4
Value of total commencements	\$m	123.3	- 5.4	- 22.5	6 458.9	- 5.7	- 12.3

TABLE 2. AUSTRALIAN CAPITAL TERRITORY BUSINESS INDICATORS, NOVEMBER 1995 — continued

Indicator	Unit	Australian Capital Territory			Australia		
		Latest figure	Change from previous period (%)	Change from same period previous year (%)	Latest figure	Change from previous period (%)	Change from same period previous year (%)
BUILDING AND CONSTRUCTION — continued							
PRICE INDEXES							
Established house price index, June qtr 95	(1989-90 =100.0)	128.1	- 2.1	- 4.3	112.4	- 0.7	1.4
PRICES, WAGES AND CONSUMER SPENDING							
CONSUMER PRICE INDEX, September qtr 95 (1989-90 =100.0)							
Food		117.2	0.4	4.4	115.4	1.5	4.5
Housing		111.3	0.5	11.6	105.4	0.7	11.1
Transportation		126.8	3.8	6.0	122.0	2.7	4.3
All groups		119.1	1.3	5.8	117.6	1.2	5.1
AVERAGE WEEKLY EARNINGS, May 95							
Original series							
Males	\$	718.50	1.5	0.6	652.70	0.4	4.4
Females	\$	516.50	0.7	4.1	429.90	- 0.2	1.7
Total persons	\$	616.20	1.0	2.3	548.10	—	3.1
Trend series							
Males	\$	711.40	0.6	—	653.80	0.9	4.1
Females	\$	511.30	1.1	3.4	430.30	0.7	2.3
Total persons	\$	611.30	1.1	1.7	548.50	0.6	3.0
RETAIL TURNOVER, September 95							
Original series							
Food retailing	\$m	73.4	- 1.6	10.4	3 872.1	- 1.3	10.1
Department stores	\$m	20.5	3.0	- 6.0	856.9	- 2.0	- 3.4
Hospitality and services	\$m	28.8	1.1	1.4	1 729.9	2.1	9.2
All other retailing	\$m	56.3	5.0	3.3	3 145.0	1.0	5.0
Total	\$m	179.0	1.4	4.6	9 603.9	—	6.9
Trend series							
Food retailing	\$m	74.9	0.3	12.0	3 948.8	0.7	10.7
Department stores	\$m	23.8	- 0.4	1.3	965.5	- 0.1	4.0
Hospitality and services	\$m	28.8	- 0.7	3.2	1 745.3	0.4	8.5
All other retailing	\$m	57.2	0.5	0.7	3 265.2	0.5	5.8
Total	\$m	184.7	0.1	5.5	9 924.8	0.5	8.0
TOURISM AND TRANSPORT							
HOTELS, MOTELS AND GUEST HOUSE ACCOMMODATION, March qtr 95							
Original series							
Room nights	'000	212.8	- 1.4	4.1	8 746.2	- 3.4	4.7
Takings at current prices	\$m	18.8	2.2	7.4	776.7	- 2.5	10.3
Takings at 1989-90 prices	\$m	16.2	—	3.2	676.7	- 4.2	6.0
Room occupancy rate (June qtr 95)	%	64.0	- 2.1	3.2	56.1	- 3.4	3.7
Seasonally adjusted series							
Room nights	'000	218.9	7.4	3.6	8 919.2	0.8	4.7
Takings at current prices	\$m	19.4	9.6	7.2	787.6	2.6	10.3
Takings at 1989-90 prices	\$m	16.7	7.7	3.1	686.1	0.9	6.0
Trend series							
Room nights	'000	215.5	3.0	2.9	8 936.2	1.4	5.0
Takings at current prices	\$m	19.0	3.3	6.7	787.7	2.8	10.9
Takings at 1989-90 prices	\$m	16.3	0.6	1.9	687.6	1.6	7.8
NEW MOTOR VEHICLE REGISTRATIONS, September 95							
Motor vehicles	no.	1 065	- 7.1	14.0	49 266	- 9.0	- 2.3
Seasonally adjusted motor vehicles	no.	1 020	9.0	13.5	50 605	0.7	0.5
Trend motor vehicles	no.	983	- 2.5	7.2	51 181	- 2.0	- 1.3
AGGREGATE INDICATORS							
STATE ACCOUNTS, June qtr 95(B)							
Original series							
Gross State product at average 1989-90 prices	\$m	2 124	11.1	3.3	103 210	4.0	3.8
Gross State product at current prices	\$m	2 438	9.6	4.5	114 566	5.0	5.9
State final demand at average 1989-90 prices	\$m	2 943	8.5	- 2.0	105 252	8.0	4.3
Private final consumption expenditure	\$m	1 342	5.8	6.4	71 313	4.8	7.7
Private gross fixed capital expenditure	\$m	205	1.5	- 34.7	19 115	10.2	1.4
Trend series							
Gross State product at average 1989-90 prices	\$m	2 064	0.4	2.5	104 172	0.3	2.8
Gross State product at current prices	\$m	2 391	0.7	4.0	115 612	1.3	5.6
State final demand at average 1989-90 prices	\$m	2 872	- 0.7	- 1.9	104 151	0.5	4.1
Private final consumption expenditure	\$m	1 359	1.2	5.3	72 352	1.7	6.9
Private gross fixed capital expenditure	\$m	206	- 12.3	- 29.7	18 710	- 2.4	2.0

(a) Change shown in terms of percentage points. (b) State estimates are not comparable to national estimates for June quarter 1995 due to revised aggregates in State Accounts (5242.0).

Source: ABS Catalogue Nos: 3101.0, 5206.0, 5242.0, 5609.0, 6202.0, 6203.0, 6302.0, 6321.0, 6354.0, 6401.0, 6416.0, 8501.0, 8634.0, 8635.8, 8731.0, 8752.0, 40 001, 8762.0, 40 001, 9301.0.

TABLE 3. ACT IN RELATION TO THE REST OF AUSTRALIA

Indicator	Unit	Latest period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
POPULATION	'000	Mar. qtr 95	6 097.6	4 496.3	3 256.0	1 473.0	1 724.2	473.2	173.5	303.9	18 000.5
LABOUR FORCE											
Employed persons (trend)	'000	Oct. 95	2 788.6	2 043.4	1 502.7	656.3	828.0	199.7	77.2	160.5	8254.0
Unemployment rate (trend)	%	Oct. 95	7.6	9.4	9.7	9.6	7.3	9.1	7.7	6.5	8.5
STATE ACCOUNTS(a)											
Gross State product at 1989-90 prices (trend)	\$m	June qtr 95	35 383	27 562	17 150	7 462	11 622	2 110	1 180	2 064	104 172
Gross State product at current prices (trend)	\$m	June qtr 95	39 498	30 343	18 766	8 599	12 270	2 437	1 252	2 391	115 612
BUILDING APPROVALS											
Dwelling units approved	no.	Sept. 95	3 868	2 139	2 525	592	1 410	252	102	180	11 058
Dwelling units approved (trend)	no.	Sept. 95	3 712	2 073	2 534	587	1 362	230	126	158	10 659
Value of non-residential building approved	\$m	Sept. 95	255.6	227.5	222.8	31.1	79.0	18.6	15.7	14.4	864.7
Value of all buildings approved	\$m	Sept. 95	754.6	490.4	490.3	88.2	217.4	40.8	27.6	37.9	2 147.2
ENGINEERING CONSTRUCTION											
Value of engineering construction work done	\$m	June qtr 95	1 392.0	697.4	770.3	201.0	485.9	65.3	63.5	38.6	3 713.9
AVERAGE WEEKLY EARNINGS											
Full-time adult ordinary time (trend)	\$	May qtr 95	671.60	644.20	605.70	616.70	643.80	605.90	659.20	735.10	646.10
RETAIL TRADE											
Retail turnover (trend)	\$m	Sept. 95	3 496.4	2 268.2	1 834.1	776.2	1 012.4	235.5	117.2	184.7	9 924.8
HOTELS, MOTELS & GUEST HOUSE ACCOMMODATION											
Room nights occupied (trend)	'000	Mar. qtr 95	3 021.2	1 459.8	2 368.6	507.2	799.3	264.0	298.5	215.5	8 936.2
NEW MOTOR VEHICLE REGISTRATIONS											
Trend	no.	Sept. 95	17 642	12 301	9 830	3 433	5 207	1 155	630	983	51 181
CONSUMER PRICE INDEX (1989-90=100.0)											
Food		Sept. qtr 95	116.0	113.5	115.4	117.8	116.6	117.3	115.3	117.2	115.4
Housing		Sept. qtr 95	107.4	102.4	111.4	102.7	100.0	106.0	116.5	111.3	105.4
Transportation		Sept. qtr 95	121.1	122.4	120.1	124.4	123.4	119.4	119.0	126.8	122.0
All Groups		Sept. qtr 95	117.3	117.6	117.9	120.1	115.6	118.4	118.0	119.1	117.6
Average retail prices (cents)											
Milk, carton, supermarket sales	1 litre	Aug. qtr 95	108.0	113.0	111.0	110.0	112.0	120.0	100.0	109.0	n.a.
Bread, white loaf, sliced, supermarket sales	680 g	Aug. qtr 95	179.0	160.0	171.0	139.0	163.0	156.0	185.0	185.0	n.a.
Beef, rump steak	1 kg	Aug. qtr 95	1 260.0	1 120.0	1 138.0	1 121.0	1 120.0	1 148.0	1 258.0	1 186.0	n.a.
Chicken, frozen	1 kg	Aug. qtr 95	295.0	321.0	294.0	323.0	324.0	346.0	359.0	302.0	n.a.
Potatoes	1 kg	Aug. qtr 95	98.0	137.0	106.0	87.0	121.0	71.0	123.0	110.0	n.a.
Coffee, instant	150 g jar	Aug. qtr 95	573.0	561.0	602.0	546.0	583.0	653.0	520.0	568.0	n.a.
Scotch nip, public bar	30 ml	Aug. qtr 95	306.0	260.0	242.0	316.0	357.0	211.0	296.0	274.0	n.a.
Private motoring — petrol, leaded	1 litre	Aug. qtr 95	70.6	71.1	63.8	72.0	75.4	75.4	76.4	75.0	n.a.
Private motoring — petrol, unleaded	1 litre	Aug. qtr 95	68.6	69.1	61.8	69.1	73.4	73.4	74.4	73.0	n.a.

(a) State estimates are not comparable to national estimates for June quarter 1995 due to revised aggregates in State Accounts (5242.0).

TABLE 4. ACT IN RELATION TO THE REST OF AUSTRALIA — PERCENTAGE CHANGES

Indicator	Latest period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
POPULATION	Mar. qtr 95	0.3	0.2	0.7	0.1	0.6	0.1	0.8	0.8	0.4
LABOUR FORCE										
Employed persons (trend)	Oct. 95	0.2	-0.3	-0.3	-0.2	-0.1	-0.1	-0.8	0.4	0.1
Unemployment rate (trend)(a)	OCT. 95	—	0.2	0.3	-0.1	—	-0.1	—	-0.2	—
STATE ACCOUNTS(b)										
Gross State product at 1989-90 prices (trend)	June qtr 95	0.3	0.7	0.4	1.3	0.9	0.1	1.0	0.4	0.3
Gross State product at current prices (trend)	June qtr 95	1.3	1.4	1.0	1.5	1.9	1.2	2.5	0.7	1.3
BUILDING APPROVALS										
Dwelling units approved	Sept. 95	2.2	1.6	-13.6	-11.8	-11.7	13.0	-31.5	47.5	-4.4
Dwelling units approved (trend)	Sept. 95	-2.1	-1.4	-3.8	1.9	-0.9	0.9	-8.0	3.3	-2.0
Value of non-residential building approved	Sept. 95	-46.8	26.0	-23.1	-1.3	48.5	-21.8	-24.2	-58.4	-22.4
Value of all buildings approved	Sept. 95	-20.6	14.8	-15.8	-7.1	7.3	-7.3	-40.5	-30.7	-10.6
ENGINEERING CONSTRUCTION										
Value of engineering construction work done	June qtr 95	27.8	17.6	15.1	27.9	30.1	29.3	26.7	12.2	23.1
AVERAGE WEEKLY EARNINGS										
Full-time adult ordinary time (trend)	May. qtr 95	1.4	1.6	1.5	0.9	1.1	0.6	0.7	1.3	1.3
RETAIL TRADE										
Retail turnover (trend)	Sept. 95	0.7	0.3	0.3	0.6	1.0	-0.4	0.9	0.1	0.5
HOTELS, MOTELS & GUEST HOUSE ACCOMMODATION										
Room nights occupied (trend)	Mar. qtr 95	0.4	3.7	1.4	1.0	1.2	1.0	-3.2	3.0	1.4
NEW MOTOR VEHICLE REGISTRATIONS										
Trend	Sept. 95	-2.4	-1.1	-2.7	-1.7	-1.8	-1.1	-2.9	-2.5	-2.0
		Syd.	Melb.	Bris.	Adel.	Perth	Hobart	Darwin	Canberra	Aust.
CONSUMER PRICE INDEX (1989-90=100.0)										
Food	Sept. qtr 95	1.8	1.6	0.8	2.1	0.8	1.0	-0.2	0.4	1.5
Housing	Sept. qtr 95	0.8	0.4	0.6	0.5	1.0	1.4	0.9	0.5	0.7
Transportation	Sept. qtr 95	3.7	2.1	2.3	2.5	1.6	1.9	2.2	3.8	2.7
All Groups	Sept. qtr 95	1.6	1.2	0.9	1.1	0.6	1.1	1.0	1.3	1.2
Average retail prices (cents)										
Milk, carton, supermarket sales	Aug. qtr 95	0.9	1.8	—	5.8	3.7	2.6	1.0	—	n.a.
Bread, white loaf, sliced, supermarket sales	Aug. qtr 95	1.1	3.9	1.8	0.7	5.2	-0.6	—	5.1	n.a.
Beef, rump steak	Aug. qtr 95	-0.6	4.9	0.7	-1.6	-1.9	-0.6	2.6	3.0	n.a.
Chicken, frozen	Aug. qtr 95	-2.6	1.3	0.3	-1.5	-3.9	-1.1	4.4	7.1	n.a.
Potatoes	Aug. qtr 95	-8.4	0.7	-2.8	-13.0	-2.4	-6.6	0.8	0.9	n.a.
Coffee, instant	Aug. qtr 95	-1.7	-3.4	4.9	-4.5	4.9	2.7	1.2	-4.2	n.a.
Scotch nip, public bar	Aug. qtr 95	1.3	1.6	1.3	0.3	-1.7	-0.5	1.0	2.2	n.a.
Private motoring — petrol, leaded	Aug. qtr 95	2.5	0.9	1.9	1.0	3.4	4.0	2.6	3.0	n.a.
Private motoring — petrol, unleaded	Aug. qtr 95	2.5	0.9	2.0	—	3.5	4.1	2.6	3.1	n.a.

(a) Change shown in terms of percentage points. (b) State estimates are not comparable to national estimates for June quarter 1995 due to revised aggregates in State Accounts (5242.0).

Note: Figures in the above tables are either preliminary, final or revised to previously published figures. Users should check the latest relevant publication, or with ABS Information Services if the status of the statistic is important. Symbols used in this publication: — nil or rounded to zero; n.a. = not available; p = preliminary data; n.p. = not available for publication.

